

Board of Commissioners
APPROVED
September 13, 2021
Lori Canapinno
Lori Canapinno, Town Clerk

CURRENT 2021-732
8/31/2021

(2) 1" DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLIES
INSTALLED BELOW-GROUND WITHIN CONCRETE VAULT PER CMU
REQUIREMENTS. INSTALL 2" GRAVITY DRAIN AS PER CMU
REQUIREMENTS. VAULT TO HOUSE THE TWO D.C.V.A. AND SHALL HAVE A LID EL
OF 722.52', A BOT OF VAULT EL 722.02' AND A INVERT EL 722.58'
FOR 2" DRAINLINE.
(REFER TO DETAIL 2 ON SHEET SP-4)

LEGEND	
SEWER LINE	4"SS
GAS LINE	G
ELECTRICAL LINE	E
DOMESTIC WATER LINE	DWL
TELEPHONE LINE	T
IRRIGATION WATER LINE	IWL
UNDERGROUND TELEPHONE CABLE	UGTC
EXISTING SANITARY SEWER LINE	ESSL

GENERAL NOTES

- ALL IRRIGATION D.C.V.A. AND PIPING ARE SHOWN PRIMARILY FOR PERMIT PURPOSES.
- ALL IRRIGATION SPRINKLER HEAD LOCATIONS SHALL BE SUPPLIED BY LANDSCAPE CONTRACTOR.
- THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT CONNECTION POINTS, OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CMU-REQUIRED BACKFLOW PREVENTER.
- EACH CMU-REQUIRED BPA IS REQUIRED TO BE TESTED BY A CMU-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.

SITE DATA	
TAX PARCEL ID	19329303
EXISTING ZONING	B-1SCD
BUILDING AREA	21,068 SF
USE	INDOOR RECREATION
PARKING	1 SPACE / 200 SF 106 PARKING SPACES REQUIRED 132 EXISTING PARKING SPACES PROVIDED
BICYCLE PARKING	7 SHORT TERM SPACES REQUIRED 8 SHORT TERM SPACES PROVIDED 2 LONG TERM SPACES REQUIRED 2 LONG TERM SPACES PROVIDED

SITE PLAN PROVIDED INDICATES PLAN SHEET FROM ORIGINAL BUILDING CONSTRUCTION

ALL EXTERIOR WORK IS EXISTING EXCEPT BICYCLE PARKING AND RE-STRIPING FOR ADDITIONAL ACCESSIBLE PARKING

- NOTES
- EACH CMU-REQUIRED BPA IS REQUIRED TO BE TESTED BY A CMU-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.
 - THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CMU-REQUIRED BACKFLOW PREVENTER.
 - FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED NOT LESS THAN EIGHTEEN (18") INCHES NOR MORE THAN FIVE (5) FEET ABOVE FINISHED GRADE.
 - FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED WITHIN A CLEAR SPACE OF AT LEAST TEN (10) FEET HORIZONTALLY AND AT LEAST TEN (10) FEET VERTICALLY IN ALL DIRECTIONS.
 - FIRE DEPARTMENT CONNECTIONS SHALL BE READILY VISIBLE AND NOT MORE THAN 50 FEET FROM A STREET FIRE LANE OR SIMILAR AREA PROVIDING ACCESS TO FIRE DEPARTMENT APPARATUS. THE AREA BETWEEN THE CONNECTION AND VEHICULAR ACCESS SHALL BE FREE OF OBSTRUCTIONS.
 - THERE SHALL BE AN APPROVED PUMPED FIRE HYDRANT WITHIN 200 FT OF THE FIRE DEPARTMENT CONNECTION. THE DISTANCE SHALL BE MEASURED ALONG AN APPROVED PATH OF TRAVEL FOR THE FIRE APPARATUS, AS DETERMINED BY THE FIRE MARSHALL.

TRUE NORTH PROJECT NORTH
SITE PLAN 1"=30'-0" 01



HOOD PLLC | 704.576.1427
1300 S. MINT STREET, SUITE 110
CHARLOTTE, NC 28203
www.hoodarch.com



03/25/2019

INNER PEAKS
MATTHEWS, NC

PROJECT LOCATION
10715 INDEPENDENCE POINTE PKWY
MATTHEWS, NC 28105

OWNER
DOUG COSBY
2220 S. TRYON STREET
CHARLOTTE, NC 28203

This drawing is the property of Hood, PLLC and is not to be reproduced in whole, or in part, without permission. It is to be used only for the project and site identified herein. This drawing shall be returned to Hood, PLLC upon request.

Project Number	6518
Issue Date	03/25/2019
Revisions	
Sheet Name	

SITE PLAN

Sheet Number
SP100

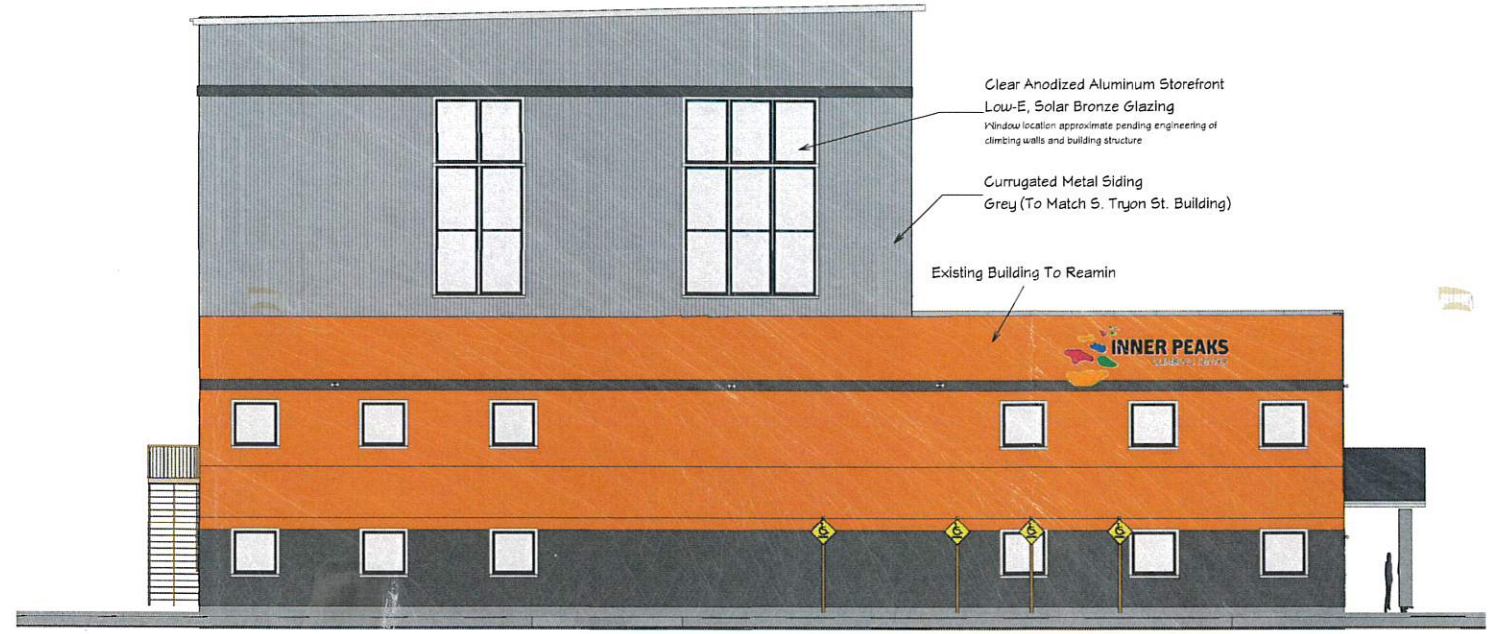
INNER PEAKS

10715 Independence Point Parkway

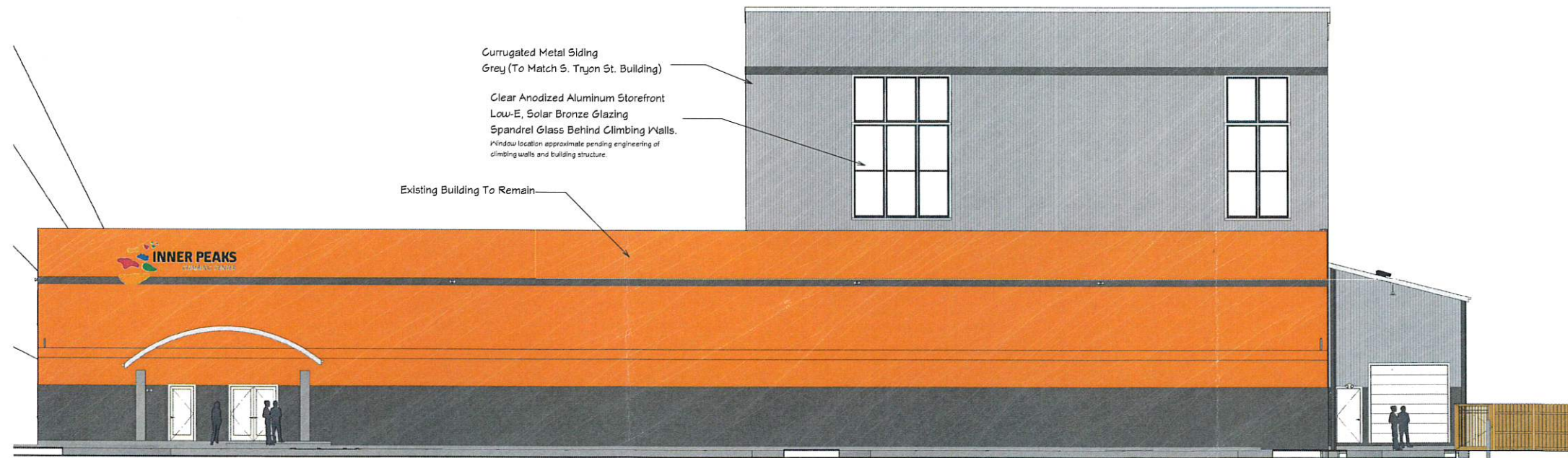
Tax Parcel Number:	193-293-03
Acreage:	± 3.3 acres
Existing Zoning:	B-1SCD
Proposed Zoning:	B-3(CD)
Existing Use:	Commercial/Indoor Recreation
Proposed Development:	Uses as permitted by right and under prescribed conditions as allowed in the B-3 zoning district.
Maximum Building Height:	Up to 50% of the building may be built to the maximum height permitted in the B-3 zoning district. This area shall be located as generally depicted on the Rezoning Plan. The remaining 50% of the building shall not exceed forty (40) feet in height.



CURRENT 2021-732
8/31/2021



Proposed Left Elevation



Proposed Front Elevation

These drawings are the proprietary work product and the property of Andujar Construction, Inc. and developed for the exclusive use of Andujar Construction, Inc. Use of these drawings and concepts contained herein without the written permission of Andujar Construction, Inc. is prohibited. ©

This drawing is for estimating and scope of work purposes only. Not intended for permitting or as code review.



REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

Inner Peaks - Phase II
Matthews, NC

Drawings provided by:
Andujar Construction, Inc.
3013 Griffith St.
Charlotte, NC 28203
704-527-1000

DATE:
8/12/2021

SCALE:

SHEET: